

# Shays Farm, Tosside, Skipton BD23 4SY



**Guide Price: £1,350,000**

**Richard  
Turner  
& Son**

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## Shays Farm – A Stunning Country Home in the Heart of the Ribble Valley

Originally purchased in 2008, Shays Farm has been thoughtfully transformed into an exceptional family residence, blending the charm of a traditional farmhouse with the comfort and style of modern open plan living. Offering over **6,000 sq ft of beautifully presented accommodation**, this unique property is perfectly suited for multi-generational living.

The principal farmhouse features **four spacious bedrooms** and a superb layout designed for both relaxation and entertaining. Highlights include a generous dayroom, elegant formal lounge, cosy snug, and a bespoke kitchen complemented by a practical utility room and an integral double garage. Every space retains the character and warmth of a classic country home while embracing contemporary design. The **integral annex** provides self-contained living with its own lounge, kitchen, and bedroom—ideal for extended family or guests. Up to 5.37 acres of adjoining land are available for inclusion by separate negotiation.

In addition, the **link attached cottage**, known as **Shays Cottage**, offers further flexibility with a lounge, kitchen, and three bedrooms, all enjoying expansive countryside views. This space is perfect for multi-generational living or could serve as holiday accommodation (subject to the necessary consents).

Set against the breathtaking backdrop of the **Forest of Bowland**, Shays Farm boasts far-reaching views and an enviable location close to the picturesque village of Bolton-by-Bowland and the vibrant market town of Clitheroe. The Ribble Valley and Yorkshire Dales are just a short drive away, offering endless opportunities for outdoor pursuits and scenic exploration.

The property is offered for sale as a whole—comprising the farmhouse and cottage—or the farmhouse alone (excluding the cottage). Should the farmhouse be sold separately, the buyer will be responsible for the costs associated with its separation from the cottage.

- **Guide Price (Whole): £1,350,000**
- **Guide Price (Farmhouse Only): £950,000.**

Offered for sale by private treaty, freehold with the benefit of vacant possession. Viewings strictly by prior appointment through the Selling Agents.

Selling Agents Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH Tel 01200 441351 Email [sawley2@rturmer.co.uk](mailto:sawley2@rturmer.co.uk)

### ANTI-MONEY LAUNDERING:

In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

### MISREPRESENTATION ACT 1967:

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## Shays Farmhouse

An exceptional, fully restored home featuring a spacious four-bedroom main residence and an integral, self-contained one-bedroom annex. This stunning property combines the character of a traditional farmhouse with contemporary, high-end finishes and generous proportions. Enjoy breathtaking views of the Forest of Bowland and the Yorkshire Dales, making this a truly unique countryside retreat.

### Ground Floor

**Kitchen** (21' 6" x 20' 0") A beautifully appointed kitchen with tiled flooring and a solid fuel oven range. Featuring a central island unit, and extensive range of wall cupboards complemented by granite worktops and tiled splashbacks. Incorporating a double bowl sink, stainless steel single bowl sink with steam tap, integrated dishwasher, recessed ceiling lights. Natural light streams through two gable windows and two rear windows.

**Dining/Living Room** (25' 3" x 31' 5"/19' 0") A spacious and versatile area with tiled flooring, front and rear windows, and two Velux roof lights providing natural light. Carpeted light oak stairway with understairs cupboard.

**Lounge** (20' 9" x 13' 8") Characterful lounge with tiled floor, exposed timber beams, and a fireplace featuring a carved stone surround and multi-fuel stove on a cut stone hearth.

**Front Porch** (5' 4" x 4' 10") Under a pitched slate roof, concrete floor with glazed inner and outer doors leading to the snug.

**Snug** (11' 1" x 10' 10") Cosy space with fitted carpet, exposed ceiling beam, oak-beamed fireplace, and wall cupboard.

**Study** (15' 3" x 8' 2") Tiled floor, with glazed patio doors offering expansive north-facing views, two Velux roof lights, and recessed ceiling lights.

**Rear Entrance Hall** (11' 7" x 4' 5") Tiled floor, oak-panelled cloak recesses with base cupboards, glazed outside doors at each end, and doors to kitchen and utility.

**Utility** (21' 4" x 7' 2") Tiled floor, range of tall cupboards, wall cupboards, and worktop units with stainless steel single drainer sink. Space and plumbing for washers. Includes a shower room with tiled walls, glass-fronted shower, vanity basin, overhead mirror, and low-flush toilet.

### First Floor

A carpeted light oak stairway leads to a spacious landing (11' 0" x 9' 0") with access to four primary bedrooms and the family bathroom.

**Master Bedroom** (20' 3" x 14' 3") Fitted carpet, exposed timber beam, recessed ceiling lights, wall lights, recessed wall shelves, and two front windows. **Ensuite** (7' 11" x 6' 7") Tiled walls, glass-panelled shower, basin with overhead mirror, w/c, and chrome heated towel rail. **Walk-in Wardrobe** (11' 10" x 6' 9") Clothes rails with base cupboards, recessed ceiling lights, and full-height mirrors.

**Bedroom 2** (16' 0" x 12' 0") Fitted carpet, exposed timber beam, wall lights and fitted wardrobes. **Ensuite:** Tiled walls, Velux roof light, glass-fronted shower, basin, w/c and chrome heated towel rail.

**Bedroom 3** (12' 6" x 11' 0") Fitted carpet, exposed timber beam, wall lights and internal balcony eaves storage.

**Bedroom 4** (13' 6" x 12' 3") Fitted carpet, exposed timber beam, wall lights, and access to eaves storage.

**Family Bathroom** (15' 0"/10' 3" x 8' 6") Fitted carpet, tiled walls, glass-fronted shower, panelled bath, basin, w/c, and chrome heated towel rail.

### Shays Farm Annex

Integral to the main house with internal ground floor access from the lounge and separate outside access to the Annex Kitchen.

**Annex Lounge** (21' 4" x 11' 0") Tiled and carpeted, front and rear windows, wood-burning stove and boiler room with Worcester Greenstar boiler.

**Annex Kitchen** (11' 8" x 8' 3") Tiled floor, glazed entrance door, wall cupboards, worktops with tiled splashbacks, stainless steel sink, fitted oven with ceramic hob and recessed ceiling lights.

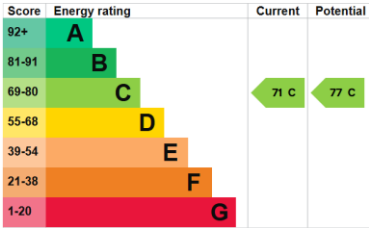
**Annex Bedroom** (15' 4" x 11' 0") Fitted carpet, rear window, wall lights, loft inspection hatch. **Ensuite** (10' 9" x 5' 10") Lino floor, tiled walls, glass-sided shower, panelled bath, basin, w/c and chrome heated towel rail.

**Externally**

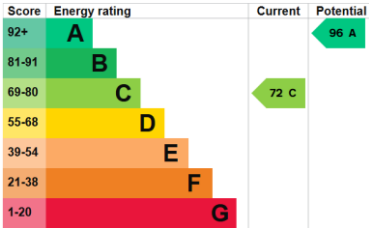
Enjoy an enclosed courtyard, large lawned garden, and extensive outbuildings including:

**Car Garage** (24' 4" x 21' 6") with twin electronic roller doors.

**Detached Store** (29' 0" x 25' 0") with timber frame, concrete floor, and secure steel containers.



Shays Farmhouse



Shays Cottage



Kitchen



Dining/Living Room



Dining/Living Room



Snug



Study



Utility



Master Bedroom





Master Ensuite



Bedroom 2



Bedroom 2 Ensuite



Bedroom 3





Bedroom 4



Family Bathroom



Annex Kitchen



Annex Lounge





Bedroom



Annex Bathroom





# Shays Farm

Approximate Gross Internal Area = 400.7 sq m / 4313 sq ft  
(Including Garage)



First Floor



## Shays Cottage

Currently linked to Shays Farmhouse via a glazed corridor, this property could easily be separated to create a standalone home. It combines the charm of a cosy country cottage with high-quality finishes, generously proportioned rooms, and breathtaking views across the Forest of Bowland and the Yorkshire Dales.

### Ground Floor

**Lounge** (22' 0" x 21' 0") A bright and inviting lounge with full-height windows that bathe the space in natural light. A stunning Morso wood-burning stove creates a cosy focal point, perfect for relaxing evenings. The room features a carpeted staircase with handy understairs storage, recessed ceiling lights, and a glazed door leading to the stylish kitchen-diner.

**Kitchen-Diner** (22' 0" x 12' 1") Designed for both cooking and entertaining, this generous kitchen-diner boasts an electric range cooker with stainless steel extractor, sleek wall and base units, and integrated appliances including a dishwasher and tall fridge-freezer. A durable lino floor and recessed lighting complete the modern look.

### First Floor

A carpeted staircase leads from the Lounge to a bright landing with access to three bedrooms and a family bathroom.

**Master Bedroom** (16' 3" x 11' 0") Wake up to stunning views through full-width rear windows in this spacious master bedroom. Fitted carpet and recessed lighting add comfort and style, while an ensuite bathroom offers convenience.

**Ensuite** - Featuring a Velux roof light, fully tiled walls, a shower enclosure, vanity basin with mirror, and low-flush WC.

**Bedroom 2** (15' 0" x 10' 10") A generous double bedroom with fitted wardrobes and wiring for wall lights.

**Bedroom 3** (10' 10" x 8' 9") A cosy third bedroom with fitted wardrobes and central mirror, perfect for guests or a home office.

**Family Bathroom** Relax in a fully tiled bathroom with panelled bath, separate shower, vanity basin, and modern fittings.

A timber-clad and glazed link corridor connects the cottage landing to the main farmhouse—easily adaptable to suit your needs.

### Externally

Enjoy a large, paved driveway, ample parking, and a lawned garden all of which have wide ranging and impressive countryside views. The property also includes an open-fronted carport with robust construction—ideal for vehicles or storage.

### Services

Mains electricity. Private water supply. Private sewage treatment. Underfloor heating on the ground floor and master suite. Radiators throughout the first floor.





**Kitchen Diner**



**Living Room**



**Bedroom 1**



**Ensuite**





**Bedroom 2**



**Bedroom 3**



**Family Bathroom**



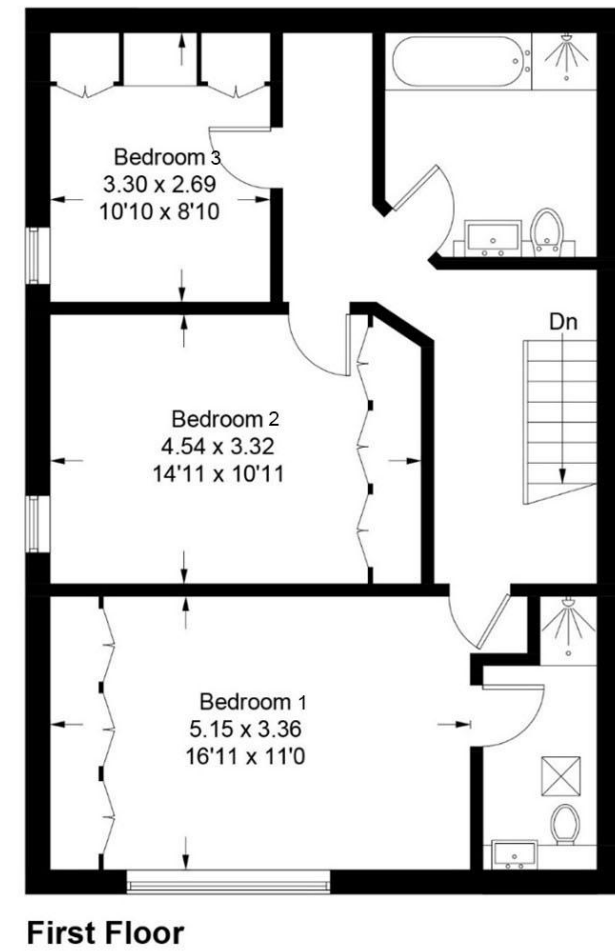
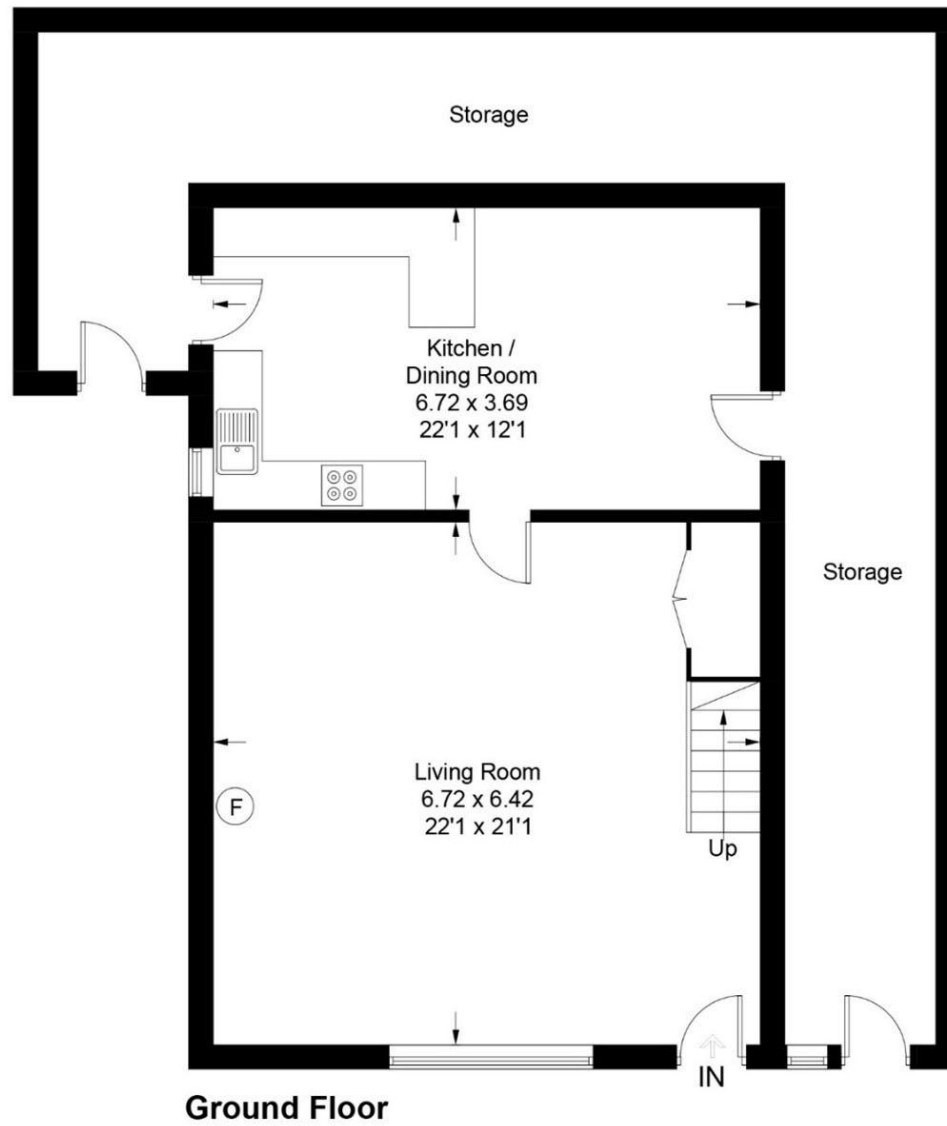
**Carport**





# Shays Cottage

Approximate Gross Internal Area = 187.7 sq m / 2020 sq ft



## Boundary Plan





# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

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